

OVERALL 211.10 ACRES REVISED AREA CHART

TOTAL PROJECT AREA		211.10 ACRES	84.47 HAC		
DENSITY CALCULATION					
Area of Group Housing		3956.43	Sq.Mt. HOC.		
Permissible Ground Coverage		3.76	HAC.		
Permissible F.A.R.		2.5			
Permissible Density		@ 330 units/Hac. Or @ 1850 Persons/Hac.			
Achieved Units		1307			
Achieved Population @ 5 Persons / Unit		6535			
LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION	IN SQ.MT.	AREA	TOTAL AREA	% ACHIEVED
1	RESIDENTIAL AREA	136274.53	89295.78	109184.98	82.70
	PLOTTED	136274.53	89295.78	109184.98	82.70
	GROUP HOUSING	28593.91	0.00	10966.72	9.77
	EWS & LIG	12210.33	8362.46	20572.79	5.08
2	COMMERCIAL	26868.39	3054.47	10246.19	9.72
	COMMERCIAL	26868.39	3054.47	10246.19	9.72
3	MIXED USE	13295.75	0.00	0.00	3.28
	MIXED	13295.75	0.00	13295.75	3.28
4	PUBLIC-SEMI PUBLIC FACILITY	13295.75	0.00	0.00	1.64
	MIXED	13295.75	0.00	13295.75	1.64
5	GREEN COVER	13295.75	0.00	0.00	1.64
	MIXED	13295.75	0.00	13295.75	1.64
6	ROADS	133855.81	42209.28	14613.36	47.35
	ROAD	133855.81	42209.28	14613.36	47.35
SUB TOTAL		451114.38	192268.75	202402.40	100.00

PHASE-III REVISED AREA CHART

TOTAL PROJECT AREA		99.88 ACRES	20.24 HAC		
DENSITY CALCULATION					
Area of Group Housing		10966.72	Sq.Mt. HOC.		
Permissible Ground Coverage		1.1	HAC.		
Permissible F.A.R.		2.5			
Permissible Density		@ 330 units/Hac. Or @ 1850 Persons/Hac.			
Achieved Units		363			
Achieved Population @ 5 Persons / Unit		1815			
LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION	IN SQ.MT.	AREA	% ACHIEVED	
1	RESIDENTIAL AREA	109184.98	26.97	29.68	
	PLOTTED	109184.98	26.97	29.68	
	GROUP HOUSING	10966.72	2.71	5.06	
2	COMMERCIAL	10246.19	2.53	5.06	
	COMMERCIAL	10246.19	2.53	5.06	
3	PUBLIC-SEMI PUBLIC FACILITY	10246.19	2.53	5.06	
	MIXED	10246.19	2.53	5.06	
4	GREEN COVER	10246.19	2.53	5.06	
	MIXED	10246.19	2.53	5.06	
5	ROADS	133855.81	42209.28	14613.36	47.35
	ROAD	133855.81	42209.28	14613.36	47.35
SUB TOTAL		202402.40	50.05	100.00	

APPROVED PHASE-1 AREA CHART

TOTAL PROJECT AREA		111.413 ACRES	45.12 HAC		
DENSITY CALCULATION					
Area of Group Housing		3956.43	Sq.Mt. HOC.		
Permissible Ground Coverage		3.76	HAC.		
Permissible F.A.R.		2.5			
Permissible Density		@ 330 units/Hac. Or @ 1850 Persons/Hac.			
Achieved Units		1307			
Achieved Population @ 5 Persons / Unit		6535			
LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION	IN SQ.MT.	AREA	% ACHIEVED	
1	RESIDENTIAL AREA	136274.53	89295.78	109184.98	82.70
	PLOTTED	136274.53	89295.78	109184.98	82.70
	GROUP HOUSING	28593.91	0.00	10966.72	9.77
	EWS & LIG	12210.33	8362.46	20572.79	5.08
2	COMMERCIAL	26868.39	3054.47	10246.19	9.72
	COMMERCIAL	26868.39	3054.47	10246.19	9.72
3	MIXED USE	13295.75	0.00	0.00	3.28
	MIXED	13295.75	0.00	13295.75	3.28
4	PUBLIC-SEMI PUBLIC FACILITY	13295.75	0.00	0.00	1.64
	MIXED	13295.75	0.00	13295.75	1.64
5	GREEN COVER	13295.75	0.00	0.00	1.64
	MIXED	13295.75	0.00	13295.75	1.64
6	ROADS	133855.81	42209.28	14613.36	47.35
	ROAD	133855.81	42209.28	14613.36	47.35
SUB TOTAL		451114.38	192268.75	202402.40	100.00

REVISED LAYOUT PLAN OF 211.10 ACRES

S.NO	DESCRIPTION	IN SQ.MT.	AREA	% ACHIEVED
1	RESIDENTIAL AREA	136274.53	89295.78	109184.98
2	COMMERCIAL	26868.39	3054.47	10246.19
3	MIXED USE	13295.75	0.00	0.00
4	PUBLIC-SEMI PUBLIC FACILITY	13295.75	0.00	0.00
5	GREEN COVER	13295.75	0.00	0.00
6	ROADS	133855.81	42209.28	14613.36
SUB TOTAL		451114.38	192268.75	100.00

REVISIED LAYOUT PLAN OF 211.10 ACRES

PARK CITY

AN INTEGRATED TOWNSHIP AT SULTANPUR ROAD, LUCKNOW.

REGISTRATION

31.694 ACRES OR 12824.40 SQ.MT.

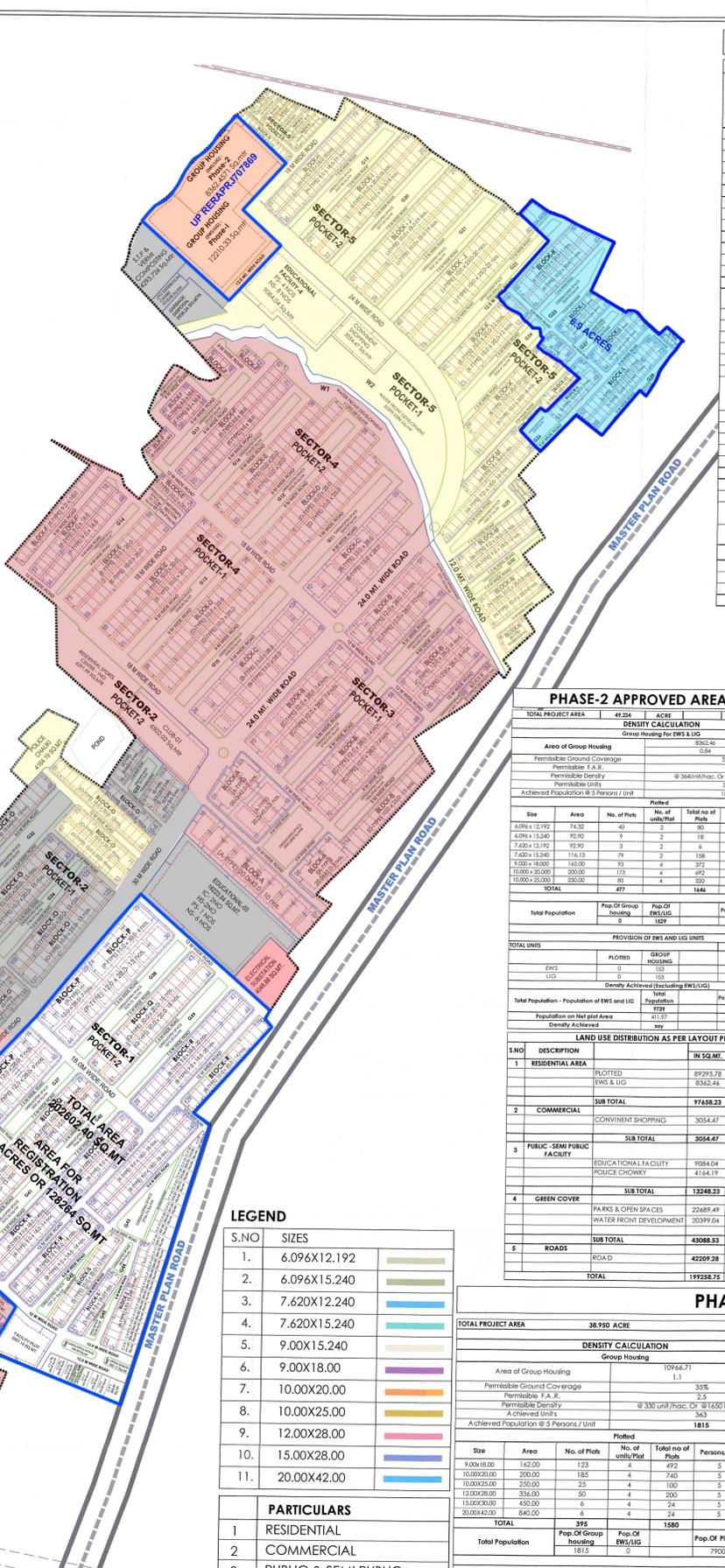
37.694 ACRES OR 15284.40 SQ.MT.

LEGEND

1. 6.096X12.192
2. 6.096X15.240
3. 7.620X12.240
4. 7.620X15.240
5. 9.00X15.240
6. 9.00X18.00
7. 10.00X20.00
8. 10.00X25.00
9. 12.00X28.00
10. 15.00X28.00
11. 20.00X42.00

PARTICULARS

- 1 RESIDENTIAL
- 2 COMMERCIAL
- 3 PUBLIC & SEMI PUBLIC
- 4 GREEN
- 5 MIXED USE



APPROVED OVERALL AREA CHART (200 ACRES)

TOTAL PROJECT AREA		200.00 ACRES	80.97 HAC		
DENSITY CALCULATION					
Area of Group Housing		3956.43	Sq.Mt. HOC.		
Permissible Ground Coverage		3.76	HAC.		
Permissible F.A.R.		2.5			
Permissible Density		@ 330 units/Hac. Or @ 1850 Persons/Hac.			
Achieved Units		1307			
Achieved Population @ 5 Persons / Unit		6535			
LAND USE DISTRIBUTION AS PER LAYOUT PLAN					
S.NO	DESCRIPTION	IN SQ.MT.	AREA	TOTAL AREA	% ACHIEVED
1	RESIDENTIAL AREA	136274.53	89295.78	109184.98	82.70
	PLOTTED	136274.53	89295.78	109184.98	82.70
	GROUP HOUSING	28593.91	0.00	10966.72	9.77
	EWS & LIG	12210.33	8362.46	20572.79	5.08
2	COMMERCIAL	26868.39	3054.47	10246.19	9.72
	COMMERCIAL	26868.39	3054.47	10246.19	9.72
3	MIXED USE	13295.75	0.00	0.00	3.28
	MIXED	13295.75	0.00	13295.75	3.28
4	PUBLIC-SEMI PUBLIC FACILITY	13295.75	0.00	0.00	1.64
	MIXED	13295.75	0.00	13295.75	1.64
5	GREEN COVER	13295.75	0.00	0.00	1.64
	MIXED	13295.75	0.00	13295.75	1.64
6	ROADS	133855.81	42209.28	14613.36	47.35
	ROAD	133855.81	42209.28	14613.36	47.35
SUB TOTAL		451114.38	192268.75	202402.40	100.00

APPROVED PHASE-2 AREA CHART

TOTAL PROJECT AREA		48.24 ACRES	11.92 HAC	
DENSITY CALCULATION				
Area of Group Housing		3956.43	Sq.Mt. HOC.	
Permissible Ground Coverage		3.76	HAC.	
Permissible F.A.R.		2.5		
Permissible Density		@ 330 units/Hac. Or @ 1850 Persons/Hac.		
Achieved Units		1307		
Achieved Population @ 5 Persons / Unit		6535		
LAND USE DISTRIBUTION AS PER LAYOUT PLAN				
S.NO	DESCRIPTION	IN SQ.MT.	AREA	% ACHIEVED
1	RESIDENTIAL AREA	136274.53	89295.78	109184.98
	PLOTTED	136274.53	89295.78	109184.98
	GROUP HOUSING	28593.91	0.00	10966.72
	EWS & LIG	12210.33	8362.46	20572.79
2	COMMERCIAL	26868.39	3054.47	10246.19
	COMMERCIAL	26868.39	3054.47	10246.19
3	PUBLIC-SEMI PUBLIC FACILITY	13295.75	0.00	0.00
	MIXED	13295.75	0.00	13295.75
4	GREEN COVER	13295.75	0.00	0.00
	MIXED	13295.75	0.00	13295.75
5	ROADS	133855.81	42209.28	14613.36
	ROAD	133855.81	42209.28	14613.36
SUB TOTAL		451114.38	192268.75	202402.40

APPROVED PHASE-3 AREA CHART

TOTAL PROJECT AREA		38.950 ACRES	15.37 HAC	
DENSITY CALCULATION				
Area of Group Housing		10966.72	Sq.Mt. HOC.	
Permissible Ground Coverage		1.1	HAC.	
Permissible F.A.R.		3.5		
Permissible Density		@ 330 units/Hac. Or @ 1850 Persons/Hac.		
Achieved Units		363		
Achieved Population @ 5 Persons / Unit		1815		
LAND USE DISTRIBUTION AS PER LAYOUT PLAN				
S.NO	DESCRIPTION	IN SQ.MT.	AREA	% ACHIEVED
1	RESIDENTIAL AREA	109184.98	26.97	29.68
	PLOTTED	109184.98	26.97	29.68
	GROUP HOUSING	10966.72	2.71	5.06
2	COMMERCIAL	10246.19	2.53	5.06
	COMMERCIAL	10246.19	2.53	5.06
3	PUBLIC-SEMI PUBLIC FACILITY	10246.19	2.53	5.06
	MIXED	10246.19	2.53	5.06
4	GREEN COVER	10246.19	2.53	5.06
	MIXED	10246.19	2.53	5.06
5	ROADS	133855.81	42209.28	14613.36
	ROAD	133855.81	42209.28	14613.36
SUB TOTAL		202402.40	50.05	100.00

NORTH:

DATE:

30 SEPTEMBER 2022

SCALE:

1:2500

ARCHITECT PLANNER

AR. TRIPTEE AWASTHI

Regd. No. : CA200740395

CLIENT:-

Pintal Realty Developers Pvt. Ltd.

PINTAL PARK CITY
NEAR HCL, LT CITY, SULTANPUR ROAD
LUCKNOW-226002

CONSULTANT:-

ISHRATI

D-310 1st Floor Green Tower
Vibhuti Khand, Gomti Nagar
LUCKNOW